

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
March 19, 2009
9:15 a.m.
1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting, February 19, 2009
- B. Executive Session, February 19, 2009

III. PUBLIC TESTIMONY

Public testimony on any agenda item shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes.

IV. DECISION MAKING

- A. Decision Making: To Reappoint Mr. Douglas Kaya and Mr. Moses S. Lum Hoy to the Oahu Eviction Board for a Two-Year Term Expiring on March 31, 2011
- B. Decision Making: To Appoint Mr. Hugh Haupu to the Maui Eviction Board for a Two Year Term Expiring on March 31, 2011
- C. Decision Making: To Accept the Financial Statements and Report of Independent Public Accountants Office of Management and Budget (OMB) Circular A-133 Single Audit for the Fiscal Year Ending June 30, 2008 contingent upon the Auditors completion of the audit procedures pertaining to the Financial Data Submittal (FDS) submission.
- D. Decision Making: To Adopt Board Resolution No. 15 to Ratify the Capital Fund Program Amendment (form HUD-52840-A) to the Consolidated Annual Contributions Contract (form HUD 53012) Due to an Increased Appropriation Under the American Recovery and Reinvestment Act
- E. Decision Making: To Authorize the Executive Director to Enter into a Contract With the U.S. Department of Housing and Urban Development (HUD) for Utilization of Homeless Prevention Rapid Re-housing Funds in Hawaii, Maui, and Kauai
- F. Decision Making: To Authorize the Executive Director to Transition the Kauai Asset Management Project (AMP) 38 from Private Management in West Kauai to State Management (East Kauai)
- G. Decision Making: To Authorize the Executive Director to Continue to Rent Roof Top Space on Hawaii Public Housing Authority Public Housing Facilities for Wireless Phone Antenna and Other Communication Facilities
- H. Decision Making: To Authorize the Executive Director to Budget a Portion of the Rent Supplement Assistance Funds for Personnel Costs in Preparation for the Budget for Fiscal Year 2009-2010

- I. Decision Making: To Adopt Revisions to the Hawaii Public Housing Authority's Statement of Procurement Policy
- J. Decision Making: To Adopt the Hawaii Public Housing Authority's Non-Discrimination Policy and Complaint Procedures
- K. Decision Making: Performance evaluation of the Executive Director and possible personnel action related thereto. Evaluation to cover performance to date.

The Board may go into executive session pursuant to sections 92-4, 92-5(a)(2), and 92-5(a)(4), the Board of Directors may convene in executive session to evaluate the performance of the Executive Director and possible personnel actions related thereto.

- L. Decision Making: To Ratify the Developer Request For Proposal for the Mixed Income Redevelopment of Kuhio Park Terrace and Kuhio Homes
- M. Decision Making: To authorize the hiring of a consultant to assess and assist HPHA with the establishment of reasonable projections, recommendations or schedules for compliance with the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, and the Uniform Federal Accessibility Standards.

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to compliance with the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, and the Uniform Federal Accessibility Standard.

V. REPORTS

- A. Report of Task Force Committees
 - Finance / Audit/Asset Management – T. Thompson, E. Beaver & L. Smith
 - Human Resources / Personnel – H. Oliva, C. Ignacio & M. Yoshioka
 - Homelessness – K. Park, C. Ignacio & R. Berthiaume
 - Public Housing Operations/Tenant/Tenant Relations – C. Hosino Yoshioka, C. Ignacio & S. Dodson
 - Mixed Income Projects – E. Beaver, R. Berthiaume, K. Park & S. Dodson
- B. Report of the Executive Director Program/Project Updates
 - A. FY 2009 Budget to actual comparisons
 - B. Property Branch
 - 1. Rent Collection
 - 2. Island Overview
 - 3. AMP Overview
 - 4. Vacant Units After 7/1/08
 - 5. Vacant Units Before 7/1/08
 - 6. Pool of Oahu Applicants
 - C. Construction Services Elevator Repairs, Modernization
 - D. Federal and State Capital Planning
 - E. Hearings Office Evictions
 - F. Contracts & Procurement Office Contracts
 - G. Section 8 Subsidy Programs Report
 - H. Homeless Programs Report
 - I. Personnel Report

VI. FOR INFORMATION/DISCUSSION

- A. For Information: Kuhio Park Terrace (KPT) Lawsuits: *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578).

- B. For Information: Update on the Status of the Sale of Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii

The Board may go into executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the sale of Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii.

- C. For Information: Update of Section 8 Choice Voucher Administrative Plan
- D. For Information: Policy and Strategy Changes Contained in the Public Housing Agency 5-Year Plan for Fiscal Years 2010 to 2014 and Annual Plan for the Period July 1, 2009 through June 30, 2010.
- E. For Information: Report on Physical Inspections Conducted by HUD's Real Estate Assessment Center and HPHA's Corrective Action Plan
- F. For Information: Report HPHA's Fiscal Performance on the Review of Bad Debts, Conversion to Accrual Based Accounting, Budgeting, Operating Procedures at the AMPs, and Analysis of HPHA's Vehicle Inventory
- G. For Discussion: Information on HUD's Moving to Work Designation for Public Housing Agencies
- H. For Information: Update on Families-Only Designation for Targeted Federal Public Housing

VII. ADJOURNMENT

If any person requires special needs (e.g., large print, taped materials, sign language interpreter), please call the Secretary to the Board at (808) 832-4690 by close of business two days prior to the meeting date.